



Town of Sudbury

Planning Board

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MINUTES

WEDNESDAY, DECEMBER 20, 2023 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Vice-Chair Justin Finnicum, Clerk John Sugrue, Anuraj Shah

Staff Present: Adam Burney Director of Planning and Community Development

Absent: Julie Perlman

Mr. Garvin opened the meeting at 7:30 PM. Roll Call was taken: Mr. Garvin-present, Mr. Finnicum-present, Mr. Sugrue-present, Mr. Shah-present

Comprehensive Wastewater Management Plan Presentation (DPW Director Dan Nason & Jack Troidl, Woodward and Curran)

Dan Nason Department of Public Works Director and Jack Troidl of Woodward and Curran were present to discuss the matter with the Planning Board.

Mr. Nason provided chronological of wastewater management planning in Sudbury over the years.

Mr. Troidl presented the "Phase 1/1A Sewer Project" PowerPoint, which highlighted:

- Project Background
- Project Overview
- Project Area and Scope
- Project Benefits
- Schedule & Funding
- Q&A

Board Members asked related questions. Mr. Nason confirmed that future updates would be provided to the Board.

Immediately Continued Public Hearing – Site Plan Review and Stormwater Management Permit - 502 Concord Road (Assessor's Map F10-0031)

Mr. Sugrue motioned to continue the Public Hearing – Site Plan Review and Stormwater Management Permit for 502 Concord Road (Assessor's Map F10-0031) to the Planning Board meeting on January 10, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye.

Public Hearing – Site Plan Review and Stormwater Management Permit - 631 Boston Post Road (Assessor's Map K06-0502)

Vito Colonna Engineer, Jake Parsons Owner, Chris Kelleher Chief Development Officer, Nick and Nickie Foundes Franchisees, and Josh Fox Attorney for the Applicant were present to discuss the matter with the Board.

Mr. Fox provided summary and updates regarding stormwater management considerations associated with the 10,160 square foot child care facility at 631 Boston Post Road.

Mr. Colonna reviewed aspects of the proposed building/parking/play yards and additional retaining wall.

Mr. Burney described various building code and conservation considerations.

Board Members inquired about topography around the proposed septic system, tree plantings, vehicle turnaround area/s, elevation aspects and entry location.

Mr. Sugrue motioned to continue the Public Hearing – Site Plan Review and Stormwater Management Permit - 631 Boston Post Road (Assessor's Map K06-0502) to the Planning Board meeting on January 10, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye.

Public Hearing – Stormwater Management Permit - Lot 2 Brimstone Lane (Assessor's Map L04-0008)

Mr. Burney stated the applicant requested continuance of the public hearing.

Public Hearing – Scenic Road Application - Lot 2 Brimstone Lane (Assessor's Map L04-0008)

Mr. Burney stated the applicant requested continuance of the public hearing.

Mr. Sugrue motioned to continue the Public Hearing for Stormwater Management Permit - Lot 2 Brimstone Lane (Assessor's Map L04-0008) and the Public Hearing for the Scenic Road application at Lot 2 Brimstone Lane to the Planning Board meeting on January 24, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye.

Untimed Items:

2024 Annual Town Meeting and Possible Future Zoning Bylaw Amendments – Discussion and Updates

Multi-Family Zoning Requirements for Massachusetts Bay Transportation Authority (MBTA) Communities

Mr. Garvin confirmed this item was discussed in great detail at the recent joint meeting with the Select Board. He acknowledged that the MBTA Communities project would direct many aspects within the Master Plan.

Mr. Burney stated that the Director of Sustainability would be speaking to the Board at the January 10th meeting.

Discussion and Vote to adopt M.G.L. c.110G, regarding the use of electronic signatures by Council/ Board/Commission members pursuant to Amendment 13-7 to the Massachusetts Deed Indexing Standards 2018, effective April 17, 2020

Mr. Burney explained M.G.L. c.110G regarding the use of electronic signatures; adding that each Town Board/Commission would be required to vote on the proposal.

Mr. Sugrue motioned to adopt M.G.L. c.110G, regarding the use of electronic signatures by Council/ Board/Commission members pursuant to Amendment 13-7 to the Massachusetts Deed Indexing Standards 2018, effective April 17, 2020. Mr. Finnicum seconded the motion. It was on motion 4-0; Finnicum-aye, Sugrue-aye, Shah-aye, Garvin-aye.

Citizens' Comments on Items Not on Agenda

No Comments

Minutes for approval – 8/9/23 and 9/13/23

Mr. Sugrue motioned to approve the Planning Board Minutes of 8/9/23, as edited. Mr. Finnicum seconded the motion. It was on motion 3-0-1; Finnicum-abstain, Sugrue-aye, Shah-aye, Garvin-aye.

Mr. Sugrue motioned to approve the Planning Board Minutes of 9/13/23. Mr. Finnicum seconded the motion. It was on motion 3-0-1; Finnicum-aye, Sugrue-aye, Shah-aye, Garvin-abstain.

Committee Update

None

Administrative Report

Mr. Burney issued a citizens' compliant the Widows Rite development, noting that the project is being monitored. He recommended considering terrace walls. Mr. Garvin added a peer review could be considered as well.

Mr. Sugrue motioned to continue the Public Hearing – Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit – Maynard Road aka Bonnie Brook Estates to the Planning Board meeting on January 10, 2024. Mr. Finnicum seconded the motion. It was on motion 4-0; Garvin-aye, Finnicum-aye, Sugrue-aye, Shah-aye.

Future Meeting Schedule

January 10, and January 24, 2024

Adjourn

Mr. Garvin adjourned the meeting at 8:57 PM.